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**TO:** GENERAL COMMITTEE

**SUBJECT:** ZONING BY-LAW AMENDMENT APPLICATION – 284 AND 286  
DUNLOP STREET WEST AND 119 AND 121 HENRY STREET

**WARD:** 2

**PREPARED BY AND KEY CONTACT:** L. JUFFERMANS, RPP, PLANNER, EXT. 4447

**SUBMITTED BY:** T. THOMPSON, RPP, MANAGER OF GROWTH AND DEVELOPMENT

**EXECUTIVE DIRECTOR APPROVAL:** M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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**RECOMMENDED MOTION**

1. That the Zoning By-law Amendment Application submitted by MHBC Planning, on behalf of Arten Development Group, to rezone lands known municipally as 284 Dunlop Street West from 'General Commercial' (C4) and 'Residential Multiple Dwelling First Density' (RM1) to 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-656)(H-161) attached as Appendix "A" to Staff Report DEV008-24, be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for subject lands:
  - a) Permit a landscape buffer area of a minimum of 1.2 metres, whereas a minimum of 3.0 metres is required.
  - b) Permit a maximum building height of 51 metres whereas a maximum 25.5 metres is required.
  - c) Permit required commercial parking to be provided at a ratio of one (1) space per 50 square metres of commercial Gross Floor Area, whereas a ratio of one (1) space per 24 square metres is required.
  - d) Permit required unconsolidated amenity area at a minimum rate of 6.2 square metres per residential unit, whereas a rate of 12 square metres per residential unit is required.
3. That the written and oral submissions received relating to this application have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV008-24.
4. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

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## **PURPOSE & BACKGROUND**

### Report Summary

5. The purpose of this report is to recommend approval of a Zoning By-law Amendment application submitted by MHBC Planning, on behalf of Arten Development Group, for lands known municipally as 284 and 286 Dunlop Street West and 119 and 121 Henry Street. This report provides an analysis of the application based on conformity with Provincial and City Planning policies, as well as an overview of comments received through the technical review and public engagement processes.
6. With the conclusion of the technical review and public consultation process, which included a Neighbourhood Meeting on March 25, 2021 and Public Meeting on September 21, 2021, staff have determined that the proposal is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), as amended, and the City of Barrie Official Plan (2010 and 2023). As such, staff are recommending approval of the proposed rezoning as provided in draft attached to Staff Report DEV008-24 as Appendix "A".

### Development Proposal

7. The application, if approved, would rezone the subject lands from 'General Commercial' (C4) and 'Residential Multiple Dwelling First Density' (RM1) to 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-656)(H-161). The conceptual site plan, included for reference as Appendix "B" to Staff Report DEV008-24, proposes a development consisting of a sixteen (16) storey mixed use building with one hundred and twenty-four (124) residential units for rental tenure and 1,095.9 square metres of ground floor and second storey commercial. The proposed elevations are attached as Appendix "C". The final design details for the site design will be confirmed at the time of a subsequent Site Plan Control application.
8. The site specific provisions would permit an increased building height to 51 metres, a reduction in landscape buffers to 1.2 metres, a reduction in commercial parking to 1 space per 46 metres square of gross floor, and a reduced unconsolidated outdoor amenity area requirement of 6.5 square metres per residential unit.

### Site and Location

The subject property is located on the north side of Dunlop Street West, east of Highway 400 and west of Anne Street, within the West Village Historic Neighbourhood Area.

The lands are known municipally as 284 and 286 Dunlop Street West, and 119 and 121 Henry Street and legally described as Lot 21 and Part of Lot 22 South Side of Henry Street and Part of Lots 29 and 30 North Side of Elizabeth Street on Registered Plan 211 in the City of Barrie.

The subject lands are currently occupied with a two-storey commercial building and parking area fronting onto Dunlop Street West, and two 1.5-storey single detached residential dwellings fronting onto Henry Street. The subject lands are 0.35 hectares (0.87 acres) in area and have approximately 37.5 metres of frontage on Dunlop Street West and 32.29 metres of frontage on Henry Street.

The surrounding land uses include the following:

- North:** 1 and 2-storey single detached residential with institutional and commercial uses fronting onto Anne Street;
- East:** 2-storey mixed use commercial/retail with ground floor automotive and convenience sales, a residential apartment and single detached residential uses;
- South:** Mixed use commercial retail plaza and stand-alone buildings; and,
- West:** 1-storey automotive sales and commercial plaza with future changes planned as part of Highway 400 interchange work.



#### Existing Policy

9. At the time of Zoning By-law Amendment application, the City's Official Plan (2010) designated the subject properties as 'General Commercial' and 'Residential' within the Primary Intensification Node at Dunlop Street West and Anne Street North. Since the submission of the application, the City's new Official Plan (2023) has come into force and effect.
10. The new Official Plan designates the lands as 'Strategic Growth Area' near to the Dunlop Street West and Anne Street North Intensification Corridor on Map 1, and 'Strategic Employment and Economic District' on Map 2. The adopted Official Plan (2023) envisions attracting and accommodate predominantly office uses related to knowledge-based firms and creative industries in the area or supporting the Georgian College downtown satellite campus and surrounding industrial employment lands. The proposed use conforms to the permissions provided through the previous and current Official Plans.
11. Adjacent lands to the west are identified as a 'Natural Heritage Resource - Level 1 with Existing Development Designation in the Official Plan (2023) as those lands include a piped drainage feature associated with Bunkers Creek. The subject property is not affected by the mapped feature and is not regulated by the Lake Simcoe Region Conservation Authority under Ontario Regulation 179/06.
12. The lands are currently zoned as 'General Commercial' (C4) and 'Residential Multiple Dwelling First Density' (RM1) in the City's Comprehensive Zoning By-law 2009-141, as amended. The subject application proposes to amend the zoning to 'Mixed Use Node with Special Provisions' (MU1)(SP-XXX) on the consolidated parcel.

#### Background Studies

13. In support of the application, the following plans, reports, and studies were submitted. Copies of the submission material are available online on the City's Development Projects webpage under [Ward 2 – 284 & 286 Dunlop Street West and 119 & 121 Henry Street](#).
  - a) Planning Justification Report (MHBC Planning Limited, May 2021)
  - b) Urban Design Brief (M. Behar Planning & Design Ltd., November 2022)
  - c) Plans and Elevations (Urbanscape Architects, June 28, 2022)

- d) Functional Servicing & Stormwater Management Report (Valdor Engineering Inc., December 2022)
- e) Traffic Impact Study (Tranplan Associates Inc., May 2021 and November 28, 2022)
- f) Preliminary Hydrogeological Assessment (GeoPro Consulting Limited, April 20, 2023)
- g) Geotechnical Investigation (GeoPro Consulting Limited, December 21, 2020)
- h) Tree Preservation Plan (Jack Radecki Consulting Arborist, May 20, 2021)
- i) Landscape Concept Plans and Details (Landmark Environmental Group Ltd., March 7, 2022)
- j) Pedestrian Wind Assessment (RWDI Inc., February 26, 2021)
- k) Shadow Study (Urbanscape Architects, May 14, 2020)

#### Public Consultation

14. A Neighbourhood Meeting was held on March 25, 2021, as part of the requirements for a complete application. The meeting was attended by approximately twelve (12) residents as well as the applicant, their consultant team, former Ward 2 Councillor Keenan Aylwin, and Planning staff. Comments and concerns expressed by residents at the Neighbourhood Meeting included the following:

a) **Traffic and Access**

Concerns were raised regarding traffic impacts and the potential need for vehicle turn restrictions or a traffic light at the intersection with Anne Street. A traffic impact and parking study was submitted in support of the application which advised that minimal impacts are anticipated from additional traffic. Transportation Planning staff are satisfied with the report submitted.

b) **Height and Visual Impact**

Comments were made regarding interest and support for investment in the subject properties; however, concerns were raised with the visual impact a 16-storey tower will have on the adjacent single and semi-detached uses. The applicant has worked to adjust the project design and continues to ensure the project is moved as far south as is feasible away from low density residential uses with parking and landscaping used as a buffer to adjacent residential uses. All commercial uses have been oriented towards Dunlop Street West, and the project conforms to angular plane design criteria of the City's Zoning By-law and Urban Design Guidelines. The proposed height is recognized as a significant change from existing circumstances, however, aligns with the intended built form and design for the Dunlop Street West corridor.

c) **Construction Disturbance**

Commentary regarding the timing of the project and efforts to reduce impacts from construction activities in the area were received by surrounding residents, noting reduced air quality, dust, noise, vehicle movement and lighting as factors of construction which will impact surrounding residential dwellings. A Construction Management Plan will be required as part of a future site plan application, where efforts to minimize construction activity can be further explored.

d) **Providing Affordable Housing**

Residents acknowledged that limited housing availability is an issue that affects the local neighbourhood and broader community. The proposed application does not currently propose to include defined affordable housing units, however, does introduce new rental units into the local community which diversifies housing options through units of a more affordable nature.

15. A statutory Public Meeting was held on September 21, 2021, to present the subject application to the Planning Committee and the public. One member of the public joined the virtual the public

meeting, with further comments received from former Ward Councillor Aylwin, Councillor Riepma and former Mayor Lehman including the following:

**a) Timing and Interest in Additional Affordable Housing**

A point raised by the one resident in attendance sought information on the timing for the proposed project. Additionally, previous concerns regarding limited access to affordable housing were raised. The resident was directed to reach out to staff regarding time, for the City to approve of the proposed rezoning, and the applicant to proceed with their project. The applicant also detailed that affordable housing still formed a guideline within the applicable 2010 Official Plan, with the application providing a mix of unit types which will provide new rental housing options.

**b) Infrastructure Plans for the Neighbourhood**

The Ward Councillor sought information on proposed changes to the surrounding transportation network to improve access to the site, and information on why the project was not proposing to provide affordable housing in line with guidelines. Staff acknowledged that transportation access was under review, and while access remains a challenge within the subject neighbourhood, the applicant provided transportation analysis that demonstrated the project will not significantly impact the current condition. As noted previously, the application while following the applicable guidelines of the Official Plan at the time, does propose to introduce new rental housing options which should increase options and reduce prices in the general rental market.

**c) Neighbourhood Block Plan**

Councillor Riepma expressed concerns with the mid block nature of the development, and its impact upon the development potential of adjacent lands. With similar access constraints and the proposed 16-storey structure occupying the central portions of the neighbourhood block, it is necessary to ensure that the future development potential of adjacent lands is not restricted through the approval of this development. Through the provision of redevelopment concept plans block/context plans provided through the Urban Design Brief, Planning staff are satisfied that there remains redevelopment potential on adjacent lands, and that this project may serve as an example and catalyst for redevelopment of the surrounding intensification node.

Department and Agency Comments

16. The subject application was circulated to staff in various departments and external agencies for review and comment. No objections and concerns were received from the following departments:

- a) Development Services – Addressing, Approvals, Parks Planning, Transportation Planning
- b) Barrie Fire and Emergency Services
- c) Risk Management
- d) Finance Department
- e) Infrastructure Services Department (Water Services Branch)
- f) Alectra Utilities
- g) Canada Post
- h) Enbridge
- i) Hydro One
- j) Lake Simcoe Region Conservation Authority (LSRCA)
- k) Ministry of Transportation (MTO)
- l) Simcoe County District School Board

Any comments that were provided will be addressed through subsequent approvals.

17. **Environmental Compliance** staff have identified that a record of site condition may be required for the subject site, and subsurface soil investigation is recommended. Staff support the application with further information including confirmation of *Ontario Regulation 153/04* requirements to be provided in advance of a Site Plan Control application. In support of these comments a Zoning 'Hold' will be established over the property as part of the Zoning By-law Amendment.

### **POLICY ANALYSIS**

18. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

#### Provincial Policy Statement (2020) (PPS)

19. Staff have reviewed the relevant policies and are of the opinion that the development is consistent with the applicable policies of the Provincial Policy Statement (2020) which direct growth to settlements and identified growth areas and promote efficient, transit supportive development. The subject lands are located within the built boundary of the City and the application proposes intensification along the Dunlop Street Intensification Node and within the Anne Street/Dunlop Street Intensification Node. The proposed development aligns with the policies of a healthy, liveable, and compact community and would be serviced by existing municipal infrastructure and services, thereby representing efficient and cost-effective development.
20. Sections 1.3 and 1.4 of the PPS encourages compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities. Further, the PPS promotes densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. The subject property is located within both an employment and residential area that would support a compact mixed use development at an increased density which makes efficient use of land, resources, existing and planned infrastructure and transit.

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), as amended.

21. Staff have reviewed the relevant policies and are of the opinion that the development conforms to the Growth Plan for the Greater Golden Horseshoe. The subject lands are located within Dunlop Street and Anne Street Primary Intensification Node and along the Dunlop Street Primary Intensification Corridor. Lands adjacent to or near to existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses. The Growth Plan requires that for each year 50% of all residential development occurring annually within the City must be within the existing built boundary. Given the noted policies applicable in the immediate neighbourhood, this infill intensification is justified by the Growth Plan on the subject properties.
22. The proposed amendment will permit the development of a multi-unit residential building on existing municipal servicing infrastructure and public facilities and directly located on a transit route. The proposed project blends commercial and residential uses at levels that raise the surrounding low rise densities to better support transit, efficient use of infrastructure and contribute to a complete community with a range of unit types. While not explicitly committed to by the application, the proposal seeks to create a variety of housing options which will build upon the available rental housing inventory and contribute more attainable housing for current future City residents.

#### City of Barrie Official Plan (OP)

23. The application was deemed complete on June 28, 2021, prior to the approval of the new City of Barrie Official Plan (2023) which was approved by the Ministry of Municipal Affairs and Housing on

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- April 11, 2023. Section 2.5.7 of the new Official Plan notes that applications deemed complete prior to the approval of this Plan by the Ministry of Municipal Affairs and Housing may continue towards final approval under the policy framework in place at the time the Notice of Complete Application was issued. This would include any subsequent implementing approvals. As such, the application has been reviewed against the policies of the City's former Official Plan (2010).
24. The proposed Zoning By-law Amendment application will facilitate a purpose-built rental development that includes a range of unit sizes, has been designed to be transit supportive through the efficient design of the site on existing infrastructure and in following standard parking ratios. The site has been designed to be accessible for pedestrians and by bicycle and is within proximity to a bus stop, facilitating easy access to the City Centre and Highway 400. A density of 351 units per hectare is proposed and will contribute to the density targets for the surrounding area.
  25. Staff have reviewed the relevant policies in the City of Barrie Official Plan which apply to the application and are of the opinion that the proposed development conforms to the policies that guide development on the subject lands. The subject lands are located within a Primary Intensification Node (Dunlop and Anne Street Intensification Node) and along a Primary Intensification Corridor (Dunlop Street West Primary Intensification Corridor) as identified on Schedule 'I' of the Official Plan. The proposed 'Mixed Use Node' (MU1) zoning aligns with Official Plan Section 4.9 (OPA No.44) where mixed use developments within the City's Intensification Nodes & Corridors are strongly encouraged. The proposed density of 351 units per hectare exceeds the 2010 Official Plan density targets of 50 to 120 units per hectare; however, as has been the case through the review of similar applications, the targets are applied to broader neighbourhoods instead of individual properties, and the subject application supports the desired intensification in this location. As described further below, the new Official Plan (2023) density targets support the proposed development.
  26. Policies in Sections 4.2 and 4.3 guide development within the Residential and Commercial designations which apply to the subject property. The Residential designation seeks to foster a sense of place in neighbourhoods and encourages the creation of complete communities with a mix of land uses. These areas are to be planned such that conflict and incompatibility between uses is avoided while allowing for intensification. Medium and high-density development shall be encouraged at intensification nodes and corridors, with such development contributing to a more compact and efficient use of land, resources and infrastructure which supports public transit.
  27. Development in the Commercial designation is to promote a distribution of commercial facilities which support the City's role as the primary commercial centre of the region, while minimizing the impact of commercial development on adjacent land uses and traffic of surrounding roads. The design, appearance and scale of new commercial development shall be in harmony with adjacent land uses and adequate screening, buffering and noise protection for adjoining residential uses shall be provided. New commercial development shall also ensure adequate off-street parking is provided, while encouraging pedestrian and active transportation linkages. The General Commercial designation is intended to provide a range of retail and service commercial uses with residential permitted within or above commercial or office uses at grade. Such developments are directed to locations at the intersection of arterial and collector roads.
  28. A natural heritage feature (Level 1 with existing development) is identified on adjacent lands to the west of the subject property; however, in consultation with the Lake Simcoe Region Conservation Authority and in recognition of the piped nature of the identified feature on adjacent lands, no Environmental Impact Study (EIS) was required.
  29. The application has been reviewed under the policies of Official Plan (2010) staff have also considered the application under the policies of the in effect Official Plan (2023). The subject property is subject to the Strategic Growth Area policies (Section 2.3.3) and is designated a

Strategic Economic and Employment District (SEED) (Section 2.6.8). These policies direct that intended development shall serve as incubators for business where residential and live-work units are permitted; however, the ground floor of buildings shall be primarily used for non-industrial economic and employment functions and upper floors may include mixed and residential uses. Furthermore, the proposed development density (351 units per hectare) is supported by the new Official Plan minimum densities within Strategic Growth Centres, where minimum densities of 125 units per hectare are established.

30. The proposed development is compatible with, and will contribute to, the surrounding neighbourhood and planned vision for the area. The proposed development conforms with the Official Plan (2010) in addition to the current Official Plan 2023 and serves as an example of the redevelopment intentions for Dunlop Street. The development provides a mid-rise building which, in addition to landscape buffers, will provide an appropriate transition to adjacent commercial and residential uses while being considerate of future uses that are anticipated along this portion of Dunlop Street West. Amenity spaces will be provided at the rear of the building, on the rooftop and indoors, and landscaping along the street front will enhance the aesthetic quality of the site. The development supports active transportation by providing bicycle parking and seamless pedestrian connections to the municipal sidewalk for convenient walking access to nearby transit stops and a range of commercial uses along Dunlop Street West, Anne Street and Wellington Street.

Comprehensive Zoning By-law 2009-141

31. The applicant is proposing to amend the zoning on the subject lands from 'General Commercial' (C4) and 'Residential Multiple Dwelling First Density' (RM1) to 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-656)(H-161).
32. The table below illustrates the required zone provisions and the proposed site specific provisions as it relates to the proposed development.

<b>Zoning Standard (MU1)</b>	<b>Required</b>	<b>Proposed</b>
Section 4.6.2.3 b) – Required Commercial Parking	1 space per 24 m <sup>2</sup> Commercial GFA	1 space per 50 m <sup>2</sup> Commercial GFA
Section 5.4.3.1 – Maximum Building Height	25.5m	51m
Section 5.4.4.0 – Minimum Landscape Buffer Areas	3.0 m	1.2m
Section 5.4.4.2 – Outdoor Amenity Area	Outdoor Amenity provided at a ratio of 12 m <sup>2</sup> per unit	Outdoor Amenity provided at a ratio of 6.2 m <sup>2</sup> per unit

Parking Standard (Section 4.6.2.3 b)

33. The application proposes a parking standard of 1 space per 50 square metres of commercial ground floor area (GFA), whereas 1 space per 24 square metres of commercial GFA is required by the Comprehensive Zoning By-law in the MU1 zone.
34. Planning staff are of the opinion that the requested parking ratio of 1 space per 50 square metres commercial GFA is in line with other sections of the Zoning By-law (Table 4.6, the provision of parking for commercial uses otherwise not defined) and given further active transportation (bicycle and pedestrian) opportunities and transit connections, the proposed reduction in parking is considered appropriate and generally meets the intent of the By-law. The submitted Traffic Impact Study included a section which analyzed parking requirements and demonstrated support for the reduction requested to the parking space standard. A reduced parking standard is considered an appropriate design consideration to encourage walkable communities, multi-modal transportation options and transit use, and is understood to support overall affordability. The subject lands are



suitably located for public transit with local bus service running along Dunlop Street West and Anne Street. Bicycle parking will also be provided to encourage active transportation and a variety of commercial uses are located within walking distance.

#### Maximum Building Height (Section 5.4.3.1)

35. The application proposes a maximum building height of 51 metres, whereas 25.5 metres is permitted by the Comprehensive Zoning By-law in the MU1 zone.
36. Planning staff are of the opinion that the requested site specific zoning provision to recognize an increased height of double the current zoning permission is consistent with expectations for the Dunlop Street Intensification Corridor and Anne Street Intensification Node. The proposed provision is appropriate and generally meets the intent of the Official Plan and Zoning By-law. The purpose of the maximum height standard is to protect adjacent sensitive uses from shadow, wind tunnelling and visual changes resulting from new development. Through the submission of a shadow impact study and wind evaluation by the applicant, climactic changes have not been found to exceed existing norms. Additionally, through project design and siting, the structure has been located as close to the Dunlop Street West frontage as possible, to minimize impacts on the adjacent residential uses. In supporting intensification at the Anne Street and Dunlop Street Intensification Node, the proposed development serves as an example of mixed used redevelopment and density envisioned along Dunlop Street West.

#### Minimum Landscape Buffer Area (Section 5.4.4.0)

37. The application proposes a minimum landscape buffer area of 1.2 metres, whereas 3.0 metres is required by the Comprehensive Zoning By-law in the MU1 zone.
38. Planning staff are of the opinion that the requested site-specific zoning provision to recognize a reduced landscape buffer adjacent to existing low-rise residential dwelling is appropriate for the intended mixed use of the property, given the vision for the area. Landscaped buffers are intended to provide separation between surrounding land uses, ensuring privacy and protecting for noise and light impacts. The boundary in question is adjacent to a low-rise residential use, at 123 Henry Street which is influenced by an irregular lot boundary. The applicant through their submitted conceptual site plan and landscape plan have sought to soften this interaction with shrub hedges, large vegetation screening, fencing and urban design which should minimize direct contact between the development and adjacent residential. Balconies have been inset and/or minimized along this boundary and no entrances will access this buffer area.

#### Minimum Outdoor Amenity Area (Section 5.4.4.2)

39. The application proposes that the minimum outdoor amenity area be provided at a ratio of 6.2 square metres per residential unit (771.2 square metres total), whereas a ratio of 12 square metres per residential unit (1,448 square metres total) is required by the Comprehensive Zoning By-law in the MU1 zone.
40. Planning staff are of the opinion that the requested site specific zoning provision to recognize a reduced outdoor amenity area is appropriate given the proposed development also incorporates 229.6 square metres of indoor amenity area, each individual unit will have its own balcony space, and the subject property has access to a variety of municipal parks. Amenity space is required to be provided to support the well-being of residents, typically provided as a combination of consolidated at-grade or rooftop program area, and private balconies. The subject application seeks to provide both program types, however through the infill redevelopment proposed is limited by the property area. The appropriateness of these spaces, design and screening from the adjacent residential property to the north will be detailed through the future site plan application.

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### Site Plan Control

41. Subject to Council approval of the proposed application, the property would be subject to Site Plan Control as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control addresses the detailed design elements of the lands, access, servicing, stormwater management, landscaping, lighting, zoning compliance, building orientation/placement/massing and parking. The Site Plan process will ensure the development complies with all municipal standards and provides an appropriate interface with adjacent properties and streets.
42. Should the subject application be approved, staff are satisfied that the detailed design elements would be adequately addressed through a subsequent site plan application.

### ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

43. The subject application, if approved, would result in the redevelopment of an underutilized site within an area designated for strategic growth which is serviced by existing infrastructure, transit and public services facilities. As such, the proposed development may help to reduce the demand for greenfield development, which would require the extension of municipal infrastructure and services, while providing an alternative housing types in an area where active transportation and transit are viable alternatives to personal vehicles.

### ALTERNATIVES

44. The following alternatives are available for consideration by General Committee:

**Alternative #1** General Committee could refuse the proposed Zoning By-law Amendment application and maintain the existing “General Commercial” (C4) and “Residential Multiple Dwelling First Density” (RM1) zoning over the subject property.

This alternative is not recommended as the proposed development is consistent with and conforms to all Provincial and municipal planning policies as noted throughout the analysis section of this report and is considered an appropriate use of the subject lands.

### FINANCIAL

45. The proposed development will be subject to development charges, Community Benefits Charges, cash in lieu for parkland, an education levy as well as building permit fees as governed by legislation, regulations, and City by-laws. All costs associated with the approval and development of the site would be the applicant’s responsibility. The applicant would be responsible for all capital costs for any new infrastructure required within the development limits and any of the costs associated with upsizing to municipal water and sewer mains already installed, and traffic turning lanes or signals if required. It is projected that property taxes on the subject properties will increase from the current \$23,455 to \$530,000 per year through the proposed development.

### LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN

46. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:
  - Affordable Place to Live
  - Thriving Communities

47. In accordance with Council's goals, the proposed development would provide for a compact form of development that will utilize existing services and infrastructure, provide additional rental units and add the potential for more affordable and attainable housing options.

Attachments: Appendix "A" – Draft Zoning By-law Amendment  
Appendix "B" – Conceptual Site Plan  
Appendix "C" – Proposed Building Elevations  
Appendix "D" – Density Analysis

APPENDIX "A"

Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2024-XX

**A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.**

**WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to amend Zoning By-law No. 2009-141 by rezoning lands described as Part Lot 29 and 30 North of Elizabeth Street and Lots 21 and 22, Plan 211 and known municipally as 119 Henry Street, 121 Henry Street, 284 Dunlop Street West, and 286 Dunlop Street West as shown on Schedule "A" to this By-law, from the General Commercial (C4) and Residential Multiple Dwelling First Density (RM1) Zones to the Mixed Use Node with Special Provisions, Hold (MU1)(SP-656)(H-161) Zone.

**AND WHEREAS** the Council of The Corporation of the City of Barrie adopted Motion 24-G-XXX.

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** the zoning map be amended to change the zoning from 'General Commercial' (C4) and 'Residential Multiple Dwelling First Density' (RM1) to 'Mixed Use Node with Special Provisions, Hold' (MU1)(SP-656)(H-161) in Comprehensive Zoning By-law 2009-141, in accordance with Schedule "A" attached to this By-law being a portion of the zoning map.
2. **THAT** notwithstanding the provisions set out in Section 5.4.4.0 of By-law 2009-141, a continuous *landscaped buffer area* of a minimum width of 1.2 metres, and a continuous tight board fence with a minimum height of 2m shall be provided abutting lots within a residential zone in the 'Mixed Use Node – Special Provisions, Hold' (MU1)(SP-656)(H-161) zone, in accordance with Schedule "A" attached to this By-law.
3. **THAT** notwithstanding the provisions set out in Section 5.4.3.1, Table 5.4.2, of By-law 2009-141, a maximum building height of 51 metres shall be permitted in the 'Mixed Use Node with Special Provision, Hold' (MU1)(SP-656)(H-161) zone as shown on Schedule "A" attached to this By-law.
4. **THAT** notwithstanding the provisions set out in Section 4.6, Table 4.6, of By-law 2009-141, commercial parking may be provided at a ratio of 1 space per 50 square metres of commercial ground floor area (23 spaces) in the 'Mixed Use Node with Special Provision, Hold' (MU1)(SP-656)(H-161) zone as shown on Schedule "A" attached to this By-law.

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5. **THAT** notwithstanding the provisions set out in Section 5.4.2.2 of By-law 2009-141, an outdoor amenity area may be provided as unconsolidated at a ratio of 6.2 square metres per residential unit in the 'Mixed Use Node with Special Provision, Hold' (MU1)(SP-656)(H-161) zone as shown on Schedule "A" attached to this By-law.
  6. **That** the Holding provision (H-161) be removed from site specific zoning on the subject lands, municipally known as 284 and 286 Dunlop Street West and 119 and 121 Henry Street, when the following has been completed to the satisfaction of the Director of Development Services:
    - a) That the owner/applicant undertake and agree to satisfy the requirements of a Certificate of Property Use and/or Record of Site Condition accepted by the Ministry of Environment, Conservation and Parks under the Environmental Protection Act prior to any site works or issuance of a Building Permit.
  7. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above described lands generally shown on Schedule "A" to this Bylaw, shall apply to the said lands except as varied by this By-law.
  8. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.

**READ** a first and second time this \_\_\_\_ day of \_\_\_\_, 2024.

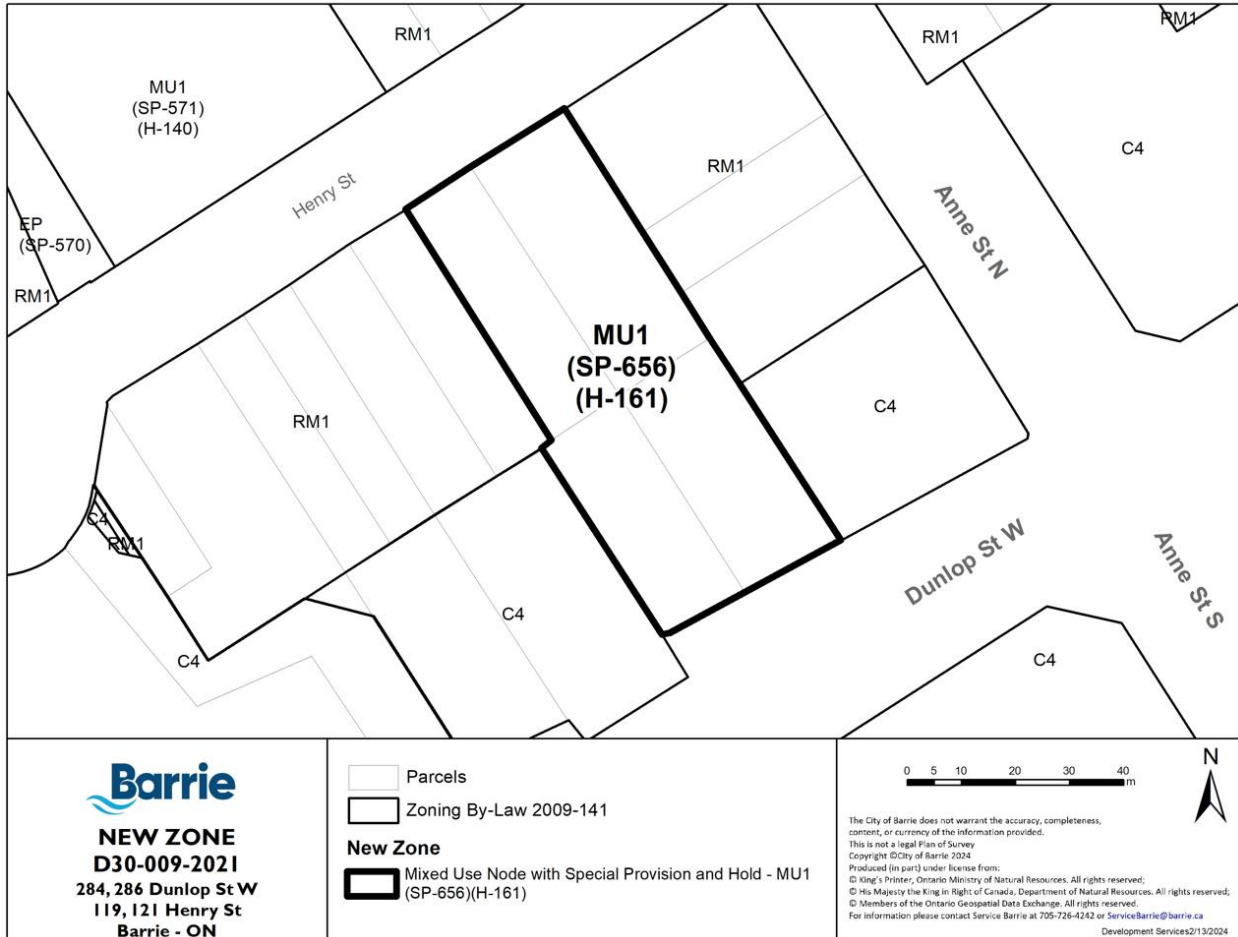
**READ** a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2024.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
**MAYOR – A. NUTTALL**

\_\_\_\_\_  
**CITY CLERK – WENDY COOKE**

Schedule "A" to attached By-law 2024-XXX

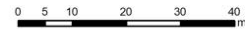


**NEW ZONE**  
**D30-009-2021**  
284, 286 Dunlop St W  
119, 121 Henry St  
Barrie - ON

- Parcels
- Zoning By-Law 2009-141

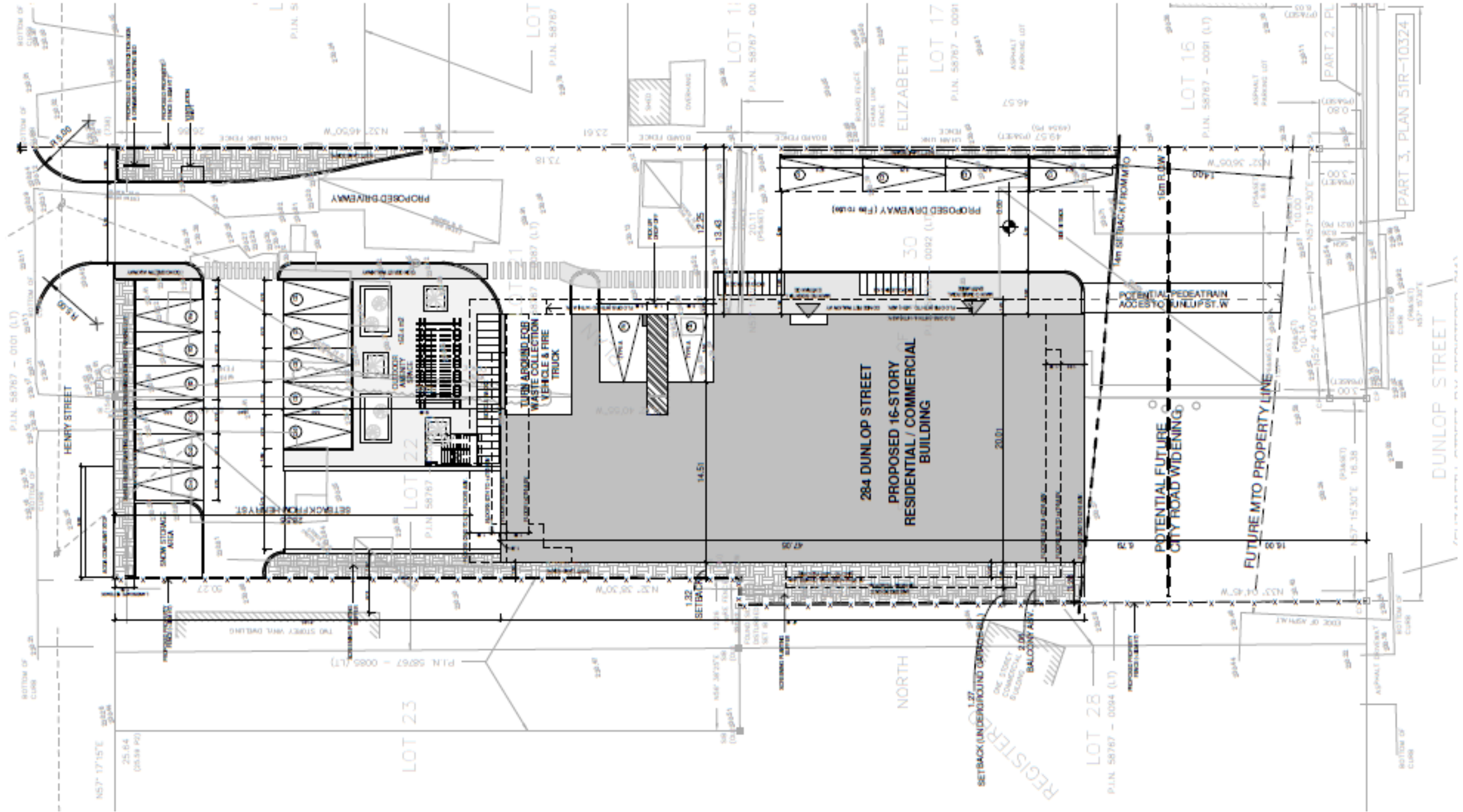
**New Zone**

- Mixed Use Node with Special Provision and Hold - MU1 (SP-656)(H-161)



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For information please contact Service Barrie at 705-726-4242 or [ServiceBarrie@barrie.ca](mailto:ServiceBarrie@barrie.ca)  
Development Services/213/2024

APPENDIX "B"  
Conceptual Site Plan



APPENDIX "C"  
Proposed Building Elevations

South  
1: 250

East  
1: 250

North  
1: 250

West  
1: 250

NO.	DATE	REVISION DESCRIPTION	NOTE
01	2024.03.14	ISSUED FOR PRELIMINARY APPLICATION	UTP
02	2024.03.14	ISSUED FOR CLERK REVIEW	CLERK
03	2024.03.14	ISSUED FOR CLERK REVIEW	CLERK
04	2024.03.14	ISSUED FOR CLERK REVIEW	CLERK
05	2024.03.14	ISSUED FOR CLERK REVIEW	CLERK
06	2024.03.14	ISSUED FOR CLERK REVIEW	CLERK
07	2024.03.14	ISSUED FOR CLERK REVIEW	CLERK
08	2024.03.14	ISSUED FOR CLERK REVIEW	CLERK
09	2024.03.14	ISSUED FOR PRELIMINARY APPLICATION	UTP
10	2024.03.14	ISSUED FOR PRELIMINARY APPLICATION	UTP

STAMP

**URBANSCAPE**  
ARCHITECTS

236 Laurel Road, Toronto, ON M5R 2T8 | Phone: 416.462.0221  
info@urbanscapearchitects.com | www.urbanscapearchitects.com

ELEVATIONS	LSD 18-254
DUNLOP BARRIE RENTAL	A1.5



APPENDIX “D”

Density Analysis

RESIDENTIAL DENSITY ANALYSIS  
D30-009-2021

284/286 Dunlop St W and 119/121 Henry St, Barrie -ON

Total Study Area	79.78 ha
Total Developable Area - <i>Only residential</i> (Private properties)	16.85 ha
Total Developable Area - <i>All Residential and Non-Residential</i> (Private properties)	53.07 ha
Total Area Parks/ Open Space/SWM Ponds/Walkways/Laneways	3.39 ha
Total Area Roads right of way	23.33 ha

PROPERTY USAGE TYPE	Total Dwelling Units	Land Area (ha)	Residential Density Dwelling Units/ha
Single Dwelling Unit	143	10.17	14.07
Semis/ Duplex	40	1.46	27.48
Multiresidential	502	3.93	127.65
Vacant residential and Commercial lands		0.96	
Non- residential areas(Industrial/ Commercial/ Institutional)		34.20	
Vacant Industrial		2.02	
Parks/ Open Space/ Walkway / Laneway/ Non-Buildable lands		3.39	
Subject Property 284/286 Dunlop St W and 119-121 Henry St - D30-009-2021  <i>16-storey Mixed-Use Development with 124 residential apartment units, ground floor commercial space, and underground parking.</i>	124	0.34	369.76
Current Residential Density <i>(Only Residential Lands included)</i>	685	16.85	40.65
Current Residential Density <i>(All Residential and Non- residential lands included)</i>	685	53.07	12.91
Projected Residential Density Including Proposal for Subject Lands <i>(Only Residential Lands included)</i>	809	16.85	48.01
Projected Residential Density Including Proposal for Subject Lands <i>(All Residential and Non- residential lands included)</i>	809	53.07	15.24

Prepared by: Development Services  
Date: February 6, 2024

Note:

This Residential Density Analysis is based on the Assessment Database.  
MPAC property Code was used to identify the number of residential units in the Area.  
Second Suite units registered in the area were also added; they were counted on their corresponding dwelling unit.  
Areas for Parks/ Open Space/ SWM Ponds/ Roads and Laneways were not included in the density calculations.

